

COPY

In The Matter Of:
Kleinhans Farms Estates, LLC v.
Flathead County

Kirsten Holland
September 24, 2009
DV 08-614(B)

Martin-Lake & Associates, Inc.
P.O. Box 7765
Missoula, MT 59807-7765
406-543-6447 / fax: 406-543.5014
mla@martin-lake.net

Y9103

Attorney Notes

Page 1

1 IN THE DISTRICT COURT OF THE ELEVENTH JUDICIAL DISTRICT
2 OF THE STATE OF MONTANA
3 IN AND FOR THE COUNTY OF FLATHEAD
4
5 KLEINHANS FARMS ESTATES, LLC
6 Montana Limited Liability
7 Company,
8 Plaintiff,) No. DV-08-614(B)
9 vs.
10 FLATHEAD COUNTY,
11 Defendant.
12
13

14 DEPOSITION OF
15 KIRSTEN HOLLAND

16 On September 24, 2009, beginning at 1:52 p.m.,
17 the deposition of KIRSTEN HOLLAND, appearing at the
18 insistence of Defendant, was taken at the Earl Bennett
19 Building, 1035 First Avenue West, Kalispell, Montana,
20 pursuant to the Montana Rules of Civil Procedure, before
21 Bambi A. Goodman, Registered Professional Reporter,
22 Certified Realtime Reporter, Notary Public.
23
24
25

Page 2

1 A P P E A R A N C E S
2
3
4
5 Terance P. Perry, Esq.
6 DATSOPOULOS, MACDONALD & LIND, P.C.
7 201 West Main Street, Suite 201
8 Missoula, MT 59802
9 406-728-0810
10 appeared on behalf of the Plaintiff.
11
12 Alan F. McCormick, Esq.
13 GARLINGTON, LOHN & ROBINSON
14 199 West Pine
15 Missoula, MT 59802
16 406-523-2500
17 appeared on behalf of the Defendant.
18
19
20
21
22
23
24
25

Also Present: Keith Simon, Sean Averill

Page 3

1
2 I N D E X
3 WITNESS: PAGE:
4 KIRSTEN HOLLAND,
5 Examination By Mr. Perry 4
6
7
8
9 EXHIBITS:
10 None
11
12
13
14
15
16 Reporter's Certificate 21
17
18
19
20
21
22 * Denotes phonetic spelling
23
24
25

Page 4

1 KIRSTEN HOLLAND,
2 having been first duly sworn to testify to the truth,
3 the whole truth and nothing but the truth, testified
4 upon her oath as follows:
5 EXAMINATION
6 BY MR. PERRY:
7 Q Good afternoon, ma'am. My name is Terance
8 Perry. I represent Kleinhans Farms, LLC in regard to
9 the North Shore Ranch project. I think you're familiar
10 with that one.
11 A I am.
12 Q I'm here to ask you a few questions today about
13 your involvement in the projects. And just a couple of
14 ground rules. If you don't understand my question, just
15 tell me and I'll be happy to rephrase it. If you need
16 to take a break at any point in time, to use the ladies'
17 room or anything like that, just tell me. Always happy
18 to accommodate such a request, as long as there isn't a
19 question in front of you at the time.
20 A Sure.
21 Q The court reporter has difficulty taking down
22 head nods, shakes of the head. You have to verbalize
23 your answer so we have a clear transcript; okay?
24 A Okay.
25 Q All right.

Page 5

1 Can you please state your full name for the
2 record.
3 A Kirsten Holland.
4 Q And how do spell your first and last name?
5 A K-i-r-s-t-e-n H-o-l-l-a-n-d.
6 Q And where do you live?
7 A Eureka, Montana.
8 Q And can you tell me your residential address.
9 A Yes; 708 Highway 37, Eureka.
10 Q And your date of birth.
11 A 11/17/68.
12 Q And a little bit about your educational
13 background starting with high school. Where'd you
14 attend high school?
15 A Southern California; Fallbrook High School in
16 San Diego County. Went to San Diego State University.
17 I got a degree in international studies, then went to
18 San Francisco State University and received a degree in
19 urban studies. Went to a year of law school at USF,
20 University of San Francisco. Decided it wasn't for me,
21 and then worked in various community development and
22 nonprofit organizations in San Francisco, the San
23 Francisco Foundation, East Bay Community Law Center, and
24 then went to the San Francisco SPCA where I started
25 working with animals.

Page 6

1 Moved to Montana in 2004. Worked for Flathead
2 County; started in March, March 15th, 2004. And I've
3 worked for the county, in one capacity or another, ever
4 since.
5 Q So you would have started work with the county
6 about the same time that Mr. Grieve did?
7 A I did, except when I started, I started, I
8 think, two weeks or a month later than he did. I
9 started as the county grant writer, working for the
10 commissioners directly. And then in July, I think it
11 was July 5th, I started at the county planning office as
12 a planner one. So I transitioned, after about three
13 months, from grant writing to planning.
14 Q And with respect to planning before July 5 of
15 2004, did you have any experience as a planner or
16 anything like that?
17 A My experience with land use planning was
18 directly with the San Francisco Foundation. I worked on
19 a six-million-dollar neighborhood improvement initiative
20 for the William and Flora Hewlett Foundation. So my
21 work in land use planning was as a representative of the
22 community groups. I didn't work as a land use planner.
23 I worked more as one of the people representing the
24 people in the community that was being redeveloped. So
25 although I worked with the City of Oakland and the City

Page 7

1 of San Francisco and Alameda County, I didn't work as a
2 government official. So I didn't do subdivisions and
3 things like that. I did neighborhood improvement,
4 neighborhood development, community development.
5 Q When did you first meet Keith Simon?
6 A I don't remember. It must have been sometime
7 either just before the application was submitted or
8 maybe right after; I don't recall.
9 Q It would have been after you became employed
10 with Flathead County, though.
11 A Yes; absolutely.
12 Q You'd never met Keith before that.
13 A No, not that I know of.
14 Q And would you have met Sean Averill about the
15 same time that you first met Keith Simon?
16 A If I ever met Sean Averill before that, it
17 wasn't a formal introduction. I might have just known
18 of him because of his long history in the valley and his
19 family.
20 Q At some point in time, do you recall meeting
21 with Keith Simon and/or Sean Averill during the course
22 of which meeting Mr. Simon described his vision, so to
23 speak, for the North Shore Ranch property?
24 A Yes.
25 Q What do you recall about that conversation?

Page 8

1 A Not a lot. The last two years I've been
2 running the county animal shelter, and it's a very
3 different game, so to speak. So I don't -- I mean, I've
4 gone from one job to another. So my memory is pretty
5 foggy.
6 But I do know that when Mr. Simon and I spoke
7 about North Shore Ranch, we discovered that we both had
8 in common the fact that we were from California. And he
9 asked me if I was familiar with a project he'd worked on
10 there called Pajaro Dunes in the Monterey Bay peninsula,
11 I think, is where it's located, sort of around there.
12 Q Uh-huh.
13 A And I remember him describing his desire to do
14 something similar in Flathead County in terms of the
15 environmental footprint, if you will; something that
16 preserved the integrity of the area.
17 Q Do you recall anything else about that meeting?
18 A Not off the top of my head. I'm sure there's
19 plenty more, but that's all I recall in specifics.
20 Q Do you recall how long a meeting it was when
21 you first met Keith Simon?
22 A No.
23 Q Was the meeting here at the Flathead County
24 complex, so to speak?
25 A I believe it was.

Page 9

1 Q Did you have more than this just one meeting
2 with Mr. Simon, with respect to the North Shore Ranch
3 property?

4 A Oh, sure. I don't recall how many times, but
5 we've met on more than one occasion. And I think they
6 were all in the planning office.

7 Q During the time that you were involved with
8 that project on behalf of the county and engaged in
9 these discussions with Mr. Simon, did you form any
10 opinion as to the type of project that he intended to
11 try to develop on that land?

12 A I always form an opinion.

13 Q What was it?

14 A It was positive. I mean, we work with -- we
15 worked with all kinds of developers. And at the time in
16 the planning office, there were a lot of people who did
17 not put a lot of thought into their projects and there
18 were people who did. And I had the joy and pain of
19 working with both types. And I think that, if memory
20 serves correctly, Mr. Simon was on the higher end of the
21 scale in terms of the amount of work and effort and
22 meetings and thought. So my opinion was that this is
23 someone who's doing the work.

24 My personal opinion, you know, might differ
25 from day-to-day about a project. But my personal

Page 10

1 opinion didn't figure into the project. But I remember
2 feeling that this was a good project to work on because
3 there was a lot of information at hand and that
4 questions were answered and information was there. Not
5 like some people who just basically carve it up and say
6 Do my subdivision.

7 Q Right. You know, during the time that you were
8 involved in this project in a professional capacity on
9 behalf of the county, did you form an opinion that Keith
10 Simon and the Kleinhans Farms, LLC was attempting to
11 develop this land in a responsible manner?

12 A Sure.

13 Q Did you ever form the opinion that the
14 applicant, Kleinhans Farms, LLC and Mr. Simon and
15 Mr. Averill, were in any way seeking to skirt
16 subdivision regulations in place in the county in any
17 way?

18 A No.

19 Q And with respect to this project, were you
20 charged by Mr. Harris or Mr. Grieve with processing the
21 application?

22 A Was I the planner in charge of the application?

23 Q At any point in time.

24 A When the project was first submitted, if I
25 remember correctly, another planner, Nicole Lopez

Page 11

1 Stickney, had originally received the file. And, again,
2 my memory's a little foggy. But I believe that her
3 workload was such that she needed to transition the file
4 to somebody else, so I took it. And then as the planner
5 in charge of it, when you receive a file, you're
6 basically in charge of it. It doesn't mean you don't
7 get feedback from your fellow planners or from your
8 superiors, whether it's the assistant director or the
9 director. But you're responsible for ushering it
10 through the process.

11 Q And for how long were you responsible for
12 ushering it through that process?

13 A I couldn't tell you time, because I don't
14 recall. I'd be making something up if I told you a
15 time.

16 Q Your best approximation.

17 A Well, I know I had it for the length of the
18 time the application landed on my desk. So it would be
19 sometime after it was submitted, I suppose, through the
20 night of the first planning board meeting. So several
21 months, I would assume --

22 Q Okay.

23 A -- at least.

24 Q And after the first planning board meeting,
25 were you taken off this application, or what happened?

Page 12

1 A There was -- again, I don't mean to not be
2 helpful, it's just I don't recall everything now that I
3 don't work in the office anymore.

4 Q That's okay; your best memory.

5 A I presented the file, the planning board made
6 their recommendation, the applicant asked for some time
7 before it went to the commissioners, and then I think
8 there was a request to do what Jeff used to call a
9 mid-course correction, which is basically you have the
10 opportunity to make amendments and changes to your plan
11 and resubmit before it goes to the commissioners so you
12 fall into the same process. You pay different fees and
13 whatnot. And then after that, I don't know where we
14 were on the calendar. If I knew -- I don't recall if I
15 was taken off of it. I've never been taken off a
16 project, so I don't think I was taken off this one.

17 But my work had changed, because I then became
18 the floodplain administrator for the county because the
19 floodplain -- well, Jeff's the floodplain administrator;
20 excuse me. I became the floodplain manager, if you
21 will. And -- because the former person left and that
22 was Tracy Sears. And so I took on floodplain and
23 started working on floodplain instead of
24 subdivisions -- or worked on them in the
25 capacity -- worked on subdivisions as far as floodplain

Page 13

1 went but didn't have individual files anymore.

2 Q Okay.

3 For approximately how long were you employed by
4 Flathead County in the planning department and charged
5 with processing subdivision applications?

6 A I started at the planning office July 5th,
7 2004, and I left the planning office November 17th,
8 2007. That's my birthday, that's why I remember. And I
9 worked on subdivisions at least from the beginning,
10 definitely. I think I was floodplain administrator only
11 maybe six months; so two-and-a-half years.

12 Q Two-and-a-half years?

13 A Uh-huh.

14 Q Can you approximate for me -- tough question.
15 Can you approximate for me how many subdivision
16 applications you processed during that
17 two-and-a-half-year time period, best approximation?

18 A So per month, I might have had like six or
19 seven, several hundred.

20 Q Several hundred?

21 A Few hundred; low end, few hundred, I would
22 think. I usually have more than -- I mean, it depends,
23 because we'd have -- let me take that back -- six or
24 seven major subdivisions a month. Because then we'd
25 have minor subdivisions that didn't go to the planning

Page 14

1 board. I'm trying to picture how many I had on the
2 agenda in any month; usually like three or four. So
3 probably seven or eight a month, total.

4 Q So 84 to 96 a year?

5 A Yeah, I'd say, maybe a hundred a year.

6 Q Hundred a year?

7 A Yeah.

8 Q So about 250 subdivisions?

9 A Seems fair, best guess.

10 Q Out of all those subdivisions that you
11 processed, do you recall any of them, aside from this
12 one, being subject to the PP&L easement? You know what
13 that is, don't you?

14 A Yeah. My personal files, no. I did not have
15 any that I recall. I could be wrong, but none that I
16 recall.

17 Q Okay.

18 A I know I've had many projects with easements.
19 PP&L stands for Pacific Power & Light?

20 Q That's what it stands for, my understanding.

21 A I think Doug Averill's project, Saddlehorn, I
22 think there's PP&L easements there. Yeah. I've had
23 easements of all kinds, and I can't recall if any of
24 them were PP&L, but I'm pretty sure Averill was, I
25 think.

Page 15

1 Q Your business memory's fine.

2 Aside from this project, the North Shore Ranch
3 project, to your recollection, was any other subdivision
4 application denied in your tenure here with the planning
5 office -- planning department predicated upon the fact
6 that the land at issue was encumbered by the PP&L
7 easement?

8 A I don't recall any of my applications being
9 denied based on a PP&L easement. But I do recall other
10 planners' subdivisions being denied based on easements.
11 I don't know that they were PP&L. I know one of them
12 was a power easement, but it might have been Bonneville.
13 But I know there were others.

14 Q Okay; same question with respect to risk of
15 harm posed by seismic activity. Do you recall, in your
16 tenure here, whether or not any subdivision was ever
17 denied based upon any purported risk of harm from
18 seismic activity?

19 A None of mine, but I feel like there was another
20 one. But it wasn't mine, and so I can't recall. See, I
21 was subdivision coordinator as well. So I not only had
22 my own subdivision files, but I also assigned files.

23 Q Oh.

24 A But I didn't review them. I basically looked
25 at them to see how many lots they were, where they were

Page 16

1 located, how much work was entailed, and then I assigned
2 it to a planner. And that wasn't the whole
3 two-and-a-half years. It was probably a year and a
4 half, once I was promoted to planner two. I know
5 seismic things had come up. Because it surprised me
6 because I'm from San Francisco. So I pictured Flathead
7 County doesn't have seismic activity. But when it did
8 come up, I was like Oh, wow, who knew? So I knew it had
9 come up but not in any of my files.

10 Q And coming from San Francisco, obviously, you
11 have firsthand knowledge of the fact that that's a
12 seismically active area?

13 A (Nods head.)

14 Q Yes?

15 A I do. Luckily I moved after '89. I hadn't
16 lived there yet.

17 Q And obviously, you have firsthand knowledge of
18 the fact, having lived in San Francisco, that despite
19 the fact that it's a seismically-active area,
20 residential structures are built there every day, are
21 they not?

22 A In San Francisco, yes. If I said no, I would
23 look like an idiot. Yes, there are a lot of residential
24 structures.

25 Q In your tenure here with the county, do you

Page 17

1 recall any subdivision application having been denied by
2 the county commissioners predicated upon the fact that
3 there was some risk of harm posed by potential
4 liquefaction?
5 A None of mine.
6 Q Okay.
7 Did you ever process any subdivision
8 application that was in -- was within, say, three miles
9 of the Flathead WPA, to your recollection?
10 A Yes.
11 Q Okay. Can you approximate for me, your best
12 estimate, how many such applications within that
13 vicinity you would have processed?
14 A Less than six for sure, possibly less than
15 four.
16 Q What are the ones that come to mind?
17 A Warren McConkey's Crown Jewel, I think it was
18 called.
19 Q Crown Jewel.
20 A Paul Abel, and I don't remember the name of
21 his. I think it was a minor subdivision. Didn't have
22 as much review, but it might have been called Abel
23 Subdivision; I don't recall. But it's the only one I
24 worked on for him.
25 Q Any other ones?

Page 18

1 A Not off the top of my head. I know that I -- I
2 don't know if it's within -- it's not within three
3 miles, I don't think; one for Alan Avery there, Hidden
4 Lake, I think. This is really a mental exercise; and a
5 few.
6 Q Did you work on the Mackinaw Estates
7 subdivision?
8 A No.
9 Q Do you recall what planner did?
10 A That was before my time. I don't recall.
11 Q Okay; fair enough.
12 Out of the subdivisions that you did process
13 that were within that three-mile radius of the Flathead
14 WPA, do you recall whether or not any of them were
15 eventually denied by the county commissioners?
16 A When I worked on Warren McConkey's, it was
17 denied.
18 Q Okay.
19 A Another planner had it after me, and it was
20 approved, if I am correct. I think I'm correct. That's
21 the only one I know of, ultimately. Some of those I
22 worked on near the end of my tenure there, so I'm not
23 sure.
24 Q And you left here on your birthday. You left
25 the county on your birthday, November 17.

Page 19

1 A I left the planning office.
2 Q I'm sorry; the planning office. Thank you.
3 A I just didn't want you to think I knew these
4 dates off the top of my head.
5 Q Heck of a memory, I was going to say.
6 A The older you get, unfortunately, you remember.
7 Q So you left -- you left your employment as a
8 planner for the county November 17, 2007.
9 A Uh-huh.
10 Q Yes?
11 A Yes, sir.
12 Q Why'd you leave?
13 A Because the lure of the animals was so great.
14 I have 24 animals.
15 Q You do?
16 A I'm an animal person; yes. And I had been
17 rescuing animals from the shelter, and sending them to
18 other places where they would not be euthanized, for
19 several months and realized that I needed to -- the
20 shelter needed a director. And I had gotten involved
21 and nobody was stepping up to do the job, and I was
22 crazy enough to do it. And so that's -- I left on great
23 terms and I miss them terribly, but it just had become
24 clear that that's the job I was supposed to be doing.
25 Q Good for you.

Page 20

1 A Yeah.
2 Q At any point in time while you were involved in
3 processing the North Shore Ranch application, did you
4 ever feel pressured by anybody in county government here
5 in Flathead to, you know, be critical of the project or
6 to, in any way, compromise your professional judgment in
7 terms of your evaluation of it?
8 A No.
9 MR. PERRY: I have no further questions;
10 thank you so much.
11 THE WITNESS: Thank you.
12 (Deposition concluded at 2:16 p.m.; witness
13 excused, signature reserved.)
14
15
16
17
18
19
20
21
22
23
24
25

Page 21

REPORTER'S CERTIFICATE

1
2 I, BAMBI A. GOODMAN, CSR, RPR, CRR and Notary
3 Public in and for the State of Montana, residing in
4 Whitefish, Montana, do hereby certify:
5 That I did report the foregoing deposition
6 after having duly sworn KIRSTEN HOLLAND to the truth;
7 that the deposition was taken at the time and place
8 stated on the caption hereto; that the testimony of the
9 witness was taken in shorthand by me and subsequently
10 reduced to writing under my direction; that the
11 foregoing is a true and correct transcript of the
12 testimony given by the witness;
13 I further certify that I am not counsel,
14 attorney nor relative or employee of any party, nor
15 otherwise interested in the event of this suit.
16 IN WITNESS WHEREOF, I have hereunto subscribed
17 my name and affixed my seal of office this 28th day of
18 September, 2009.

19
20
21
22
23 BAMBI A. GOODMAN, CSR, RPR, CRR and
24 Notary Public, State of Montana
25 Residing at Whitefish, Montana
My Commission expires 3/21/10

Page 22

CERTIFICATE OF WITNESS

1
2 PAGE LINE CORRECTION
3
4
5
6
7
8
9
10
11
12
13
14
15 I, KIRSTEN HOLLAND, have read the foregoing
16 transcript of my testimony and believe the same to be
true, except for the corrections noted above.
17 DATED this day of , 2009.
18
19 Deponent
20 SUBSCRIBED AND SWORN to before me this day
21 of , 2009.
22
23
24 Notary Public for the State of Montana
25 Residing at , Montana
My Commission expires:

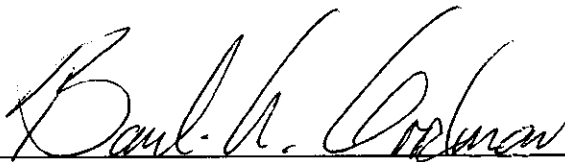
REPORTER'S CERTIFICATE

I, BAMBI A. GOODMAN, CSR, RPR, CRR and Notary Public in and for the State of Montana, residing in Whitefish, Montana, do hereby certify:

That I did report the foregoing deposition after having duly sworn KIRSTEN HOLLAND to the truth; that the deposition was taken at the time and place stated on the caption hereto; that the testimony of the witness was taken in shorthand by me and subsequently reduced to writing under my direction; that the foregoing is a true and correct transcript of the testimony given by the witness;

I further certify that I am not counsel, attorney nor relative or employee of any party, nor otherwise interested in the event of this suit.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal of office this 28th day of September, 2009.



BAMBI A. GOODMAN, CSR, RPR, CRR and
Notary Public, State of Montana
Residing at Whitefish, Montana
My Commission expires 3/21/10



	16:12	11:21	call (1)	critical (1)
1	activity (3)	attempting (1)	12:8	20:5
	15:15,18;16:7	10:10	called (3)	Crown (2)
11/17/68 (1)	address (1)	attend (1)	8:10;17:18,22	17:17,19
5:11	5:8	5:14	Can (5)	
15th (1)	administrator (3)	Averill (5)	5:1,8;13:14,15;	D
6:2	12:18,19;13:10	7:14,16,21;10:15;	17:11	
17 (2)	afternoon (1)	14:24	capacity (3)	date (1)
18:25;19:8	4:7	Averill's (1)	6:3;10:8;12:25	5:10
17th (1)	again (2)	14:21	carve (1)	dates (1)
13:7	11:1;12:1	Avery (1)	10:5	19:4
	agenda (1)	18:3	Center (1)	day (1)
2	14:2		5:23	16:20
	Alameda (1)	B	changed (1)	day-to-day (1)
2:16 (1)	7:1		12:17	9:25
20:12	Alan (1)	back (1)	changes (1)	Decided (1)
2004 (4)	18:3	13:23	12:10	5:20
6:1,2,15;13:7	although (1)	background (1)	charge (3)	definitely (1)
2007 (2)	6:25	5:13	10:22;11:5,6	13:10
13:8;19:8	Always (2)	based (3)	charged (2)	degree (2)
24 (1)	4:17;9:12	15:9,10,17	10:20;13:4	5:17,18
19:14	amendments (1)	basically (4)	City (2)	denied (7)
250 (1)	12:10	10:5;11:6;12:9;	6:25,25	15:4,9,10,17;17:1;
14:8	amount (1)	15:24	clear (2)	18:15,17
	9:21	Bay (2)	4:23;19:24	department (2)
3	and/or (1)	5:23;8:10	coming (1)	13:4;15:5
	7:21	became (3)	16:10	depends (1)
37 (1)	animal (2)	7:9;12:17,20	commissioners (5)	13:22
5:9	8:2;19:16	become (1)	6:10;12:7,11;17:2;	Deposition (1)
	animals (4)	19:23	18:15	20:12
5	5:25;19:13,14,17	beginning (1)	common (1)	described (1)
	answered (1)	13:9	8:8	7:22
5 (1)	10:4	behalf (2)	community (5)	describing (1)
6:14	anymore (2)	9:8;10:9	5:21,23;6:22,24;	8:13
5th (2)	12:3;13:1	best (5)	7:4	desire (1)
6:11;13:6	applicant (2)	11:16;12:4;13:17;	complex (1)	8:13
	10:14;12:6	14:9;17:11	8:24	desk (1)
7	application (9)	birth (1)	compromise (1)	11:18
	7:7;10:21,22;	5:10	20:6	despite (1)
708 (1)	11:18,25;15:4;17:1,	birthday (3)	concluded (1)	16:18
5:9	8:20;3	13:8;18:24,25	20:12	develop (2)
8	applications (4)	bit (1)	conversation (1)	9:11;10:11
	13:5,16;15:8;	5:12	7:25	developers (1)
	17:12	board (4)	coordinator (1)	9:15
84 (1)	approved (1)	11:20,24;12:5;	15:21	development (3)
14:4	18:20	14:1	correction (1)	5:21;7:4,4
89 (1)	approximate (3)	Bonneville (1)	12:9	Diego (2)
16:15	13:14,15;17:11	15:12	correctly (2)	5:16,16
	approximately (1)	both (2)	9:20;10:25	differ (1)
9	13:3	8:7;9:19	County (23)	9:24
	approximation (2)	break (1)	5:16;6:2,3,5,9,11;	different (2)
96 (1)	11:16;13:17	4:16	7:1,10;8:2,14,23;9:8;	8:3;12:12
14:4	area (3)	built (1)	10:9,16;12:18;13:4;	difficulty (1)
	8:16;16:12,19	16:20	16:7,25;17:2;18:15,	4:21
A	around (1)	business (1)	25;19:8;20:4	directly (2)
	8:11	15:1	couple (1)	6:10,18
Abel (2)	aside (2)		4:13	director (3)
17:20,22	14:11;15:2	C	course (1)	11:8,9;19:20
absolutely (1)	assigned (2)		7:21	discovered (1)
7:11	15:22;16:1	calendar (1)	court (1)	8:7
accommodate (1)	assistant (1)	12:14	4:21	discussions (1)
4:18	11:8	California (2)	crazy (1)	9:9
active (1)	assume (1)	5:15;8:8	19:22	Doug (1)

14:21 down (1) 4:21 duly (1) 4:2 Dunes (1) 8:10 during (4) 7:21;9:7;10:7; 13:16	excused (1) 20:13 exercise (1) 18:4 experience (2) 6:15,17	8:5;11:2 follows (1) 4:4 footprint (1) 8:15 form (4) 9:9,12;10:9,13 formal (1) 7:17 former (1) 12:21 Foundation (3) 5:23;6:18,20 four (2) 14:2;17:15 Francisco (11) 5:18,20,22,23,24; 6:18;7:1;16:6,10,18, 22 front (1) 4:19 full (1) 5:1 further (1) 20:9	head (6) 4:22,22;8:18; 16:13;18:1;19:4 Heck (1) 19:5 helpful (1) 12:2 Hewlett (1) 6:20 Hidden (1) 18:3 high (3) 5:13,14,15 higher (1) 9:20 Highway (1) 5:9 history (1) 7:18 HOLLAND (2) 4:1;5:3 H-o-l-l-a-n-d (1) 5:5 hundred (6) 13:19,20,21,21; 14:5,6	Jeff's (1) 12:19 Jewel (2) 17:17,19 job (3) 8:4;19:21,24 joy (1) 9:18 judgment (1) 20:6 July (4) 6:10,11,14;13:6
E	F	G	I	K
easement (4) 14:12;15:7,9,12 easements (4) 14:18,22,23;15:10 East (1) 5:23 educational (1) 5:12 effort (1) 9:21 eight (1) 14:3 either (1) 7:7 else (2) 8:17;11:4 employed (2) 7:9;13:3 employment (1) 19:7 encumbered (1) 15:6 end (3) 9:20;13:21;18:22 engaged (1) 9:8 enough (2) 18:11;19:22 entailed (1) 16:1 environmental (1) 8:15 Estates (1) 18:6 estimate (1) 17:12 Eureka (2) 5:7,9 euthanized (1) 19:18 evaluation (1) 20:7 eventually (1) 18:15 EXAMINATION (1) 4:5 except (1) 6:7 excuse (1) 12:20	fact (6) 8:8;15:5;16:11,18, 19;17:2 fair (2) 14:9;18:11 fall (1) 12:12 Fallbrook (1) 5:15 familiar (2) 4:9;8:9 family (1) 7:19 far (1) 12:25 Farms (3) 4:8;10:10,14 feedback (1) 11:7 feel (2) 15:19;20:4 feeling (1) 10:2 fees (1) 12:12 fellow (1) 11:7 few (4) 4:12;13:21,21; 18:5 figure (1) 10:1 file (4) 11:1,3,5;12:5 files (5) 13:1;14:14;15:22, 22;16:9 fine (1) 15:1 first (8) 4:2;5:4;7:5,15; 8:21;10:24;11:20,24 firsthand (2) 16:11,17 Flathead (9) 6:1;7:10;8:14,23; 13:4;16:6;17:9; 18:13;20:5 floodplain (8) 12:18,19,19,20,22, 23,25;13:10 Flora (1) 6:20 foggy (2)	game (1) 8:3 goes (1) 12:11 Good (3) 4:7;10:2;19:25 government (2) 7:2;20:4 grant (2) 6:9,13 great (2) 19:13,22 Grieve (2) 6:6;10:20 ground (1) 4:14 groups (1) 6:22 guess (1) 14:9	idiot (1) 16:23 improvement (2) 6:19;7:3 individual (1) 13:1 information (2) 10:3,4 initiative (1) 6:19 instead (1) 12:23 integrity (1) 8:16 intended (1) 9:10 international (1) 5:17 into (3) 9:17;10:1;12:12 introduction (1) 7:17 involved (4) 9:7;10:8;19:20; 20:2 involvement (1) 4:13 issue (1) 15:6	Keith (6) 7:5,12,15,21;8:21; 10:9 kinds (2) 9:15;14:23 KIRSTEN (2) 4:1;5:3 K-i-r-s-t-e-n (1) 5:5 Kleinhans (3) 4:8;10:10,14 knew (4) 12:14;16:8,8;19:3 knowledge (2) 16:11,17 known (1) 7:17
		H	J	L
		half (1) 16:4 hand (1) 10:3 happened (1) 11:25 happy (2) 4:15,17 harm (3) 15:15,17;17:3 Harris (1) 10:20	Jeff (1) 12:8	ladies' (1) 4:16 Lake (1) 18:4 land (6) 6:17,21,22;9:11; 10:11;15:6 landed (1) 11:18 last (2) 5:4;8:1 later (1) 6:8 law (2) 5:19,23 least (2) 11:23;13:9 leave (1) 19:12 left (8) 12:21;13:7;18:24, 24;19:1,7,7,22 length (1) 11:17 less (2) 17:14,14 Light (1) 14:19

liquefaction (1) 17:4	23;9:1;11:20,24	nobody (1) 19:21		9:14
little (2) 5:12;11:2	meetings (1) 9:22	nods (2) 4:22;16:13	P	possibly (1) 17:14
live (1) 5:6	memory (4) 8:4;9:19;12:4;19:5	none (3) 14:15;15:19;17:5	Pacific (1) 14:19	potential (1) 17:3
lived (2) 16:16,18	memory's (2) 11:2;15:1	nonprofit (1) 5:22	pain (1) 9:18	Power (2) 14:19;15:12
LLC (3) 4:8;10:10,14	mental (1) 18:4	North (6) 4:9;7:23;8:7;9:2; 15:2;20:3	Pajaro (1) 8:10	PP&L (7) 14:12,19,22,24; 15:6,9,11
located (2) 8:11;16:1	met (6) 7:12,14,15,16; 8:21;9:5	November (3) 13:7;18:25;19:8	Paul (1) 17:20	predicated (2) 15:5;17:2
long (5) 4:18;7:18;8:20; 11:11;13:3	mid-course (1) 12:9		pay (1) 12:12	presented (1) 12:5
look (1) 16:23	might (5) 7:17;9:24;13:18; 15:12;17:22	O	peninsula (1) 8:10	preserved (1) 8:16
looked (1) 15:24	miles (2) 17:8;18:3	Oakland (1) 6:25	people (5) 6:23,24;9:16,18; 10:5	pressured (1) 20:4
Lopez (1) 10:25	mind (1) 17:16	oath (1) 4:4	per (1) 13:18	pretty (2) 8:4;14:24
lot (5) 8:1;9:16,17;10:3; 16:23	mine (3) 15:19,20;17:5	obviously (2) 16:10,17	period (1) 13:17	probably (2) 14:3;16:3
lots (1) 15:25	minor (2) 13:25;17:21	occasion (1) 9:5	PERRY (3) 4:6,8;20:9	process (5) 11:10,12;12:12; 17:7;18:12
low (1) 13:21	miss (1) 19:23	off (7) 8:18;11:25;12:15; 15,16;18:1;19:4	person (2) 12:21;19:16	processed (3) 13:16;14:11;17:13
Luckily (1) 16:15	Montana (2) 5:7;6:1	office (9) 6:11;9:6,16;12:3; 13:6,7;15:5;19:1,2	personal (3) 9:24,25;14:14	processing (3) 10:20;13:5;20:3
lure (1) 19:13	Monterey (1) 8:10	official (1) 7:2	picture (1) 14:1	professional (2) 10:8;20:6
M	month (5) 6:8;13:18,24;14:2, 3	older (1) 19:6	pictured (1) 16:6	project (15) 4:9;8:9;9:8,10,25; 10:1,2,8,19,24; 12:16;14:21;15:2,3; 20:5
ma'am (1) 4:7	months (4) 6:13;11:21;13:11; 19:19	once (1) 16:4	place (1) 10:16	projects (3) 4:13;9:17;14:18
Mackinaw (1) 18:6	more (5) 6:23;8:19;9:1,5; 13:22	one (14) 4:10;6:3,12,23; 8:4;9:1,5;12:16; 14:12;15:11,20; 17:23;18:3,21	places (1) 19:18	promoted (1) 16:4
major (1) 13:24	Moved (2) 6:1;16:15	ones (2) 17:16,25	plan (1) 12:10	property (2) 7:23;9:3
making (1) 11:14	much (3) 16:1;17:22;20:10	only (4) 13:10;15:21; 17:23;18:21	planner (11) 6:12,15,22;10:22, 25;11:4;16:2,4;18:9, 19;19:8	purported (1) 15:17
manager (1) 12:20	must (1) 7:6	opinion (7) 9:10,12,22,24; 10:1,9,13	planners (1) 11:7	put (1) 9:17
manner (1) 10:11	N	opportunity (1) 12:10	planners' (1) 15:10	R
many (6) 9:4;13:15;14:1,18; 15:25;17:12	name (4) 4:7;5:1,4;17:20	organizations (1) 5:22	planning (18) 6:11,13,14,17,21; 9:6,16;11:20,24; 12:5;13:4,6,7,25; 15:4,5;19:1,2	radius (1) 18:13
March (2) 6:2,2	near (1) 18:22	originally (1) 11:1	please (1) 5:1	Ranch (6) 4:9;7:23;8:7;9:2; 15:2;20:3
maybe (3) 7:8;13:11;14:5	need (1) 4:15	others (1) 15:13	plenty (1) 8:19	realized (1) 19:19
McConkey's (2) 17:17;18:16	needed (3) 11:3;19:19,20	Out (2) 14:10;18:12	pm (1) 20:12	really (1) 18:4
mean (5) 8:3;9:14;11:6; 12:1;13:22	neighborhood (3) 6:19;7:3,4	own (1) 15:22	point (4) 4:16;7:20;10:23; 20:2	recall (23) 7:8,20,25;8:17,19, 20;9:4;11:14;12:2, 14;14:11,15,16,23; 15:8,9,15,20;17:1,
meet (1) 7:5	Nicole (1) 10:25		posed (2) 15:15;17:3	
meeting (8) 7:20,22;8:17,20,	night (1) 11:20		positive (1)	

23;18;9,10,14 receive (1) 11:5 received (2) 5:18;11:1 recollection (2) 15:3;17:9 recommendation (1) 12:6 record (1) 5:2 redeveloped (1) 6:24 regard (1) 4:8 regulations (1) 10:16 remember (7) 7:6;8:13;10:1,25; 13:8;17:20;19:6 rephrase (1) 4:15 reporter (1) 4:21 represent (1) 4:8 representative (1) 6:21 representing (1) 6:23 request (2) 4:18;12:8 rescuing (1) 19:17 reserved (1) 20:13 residential (3) 5:8;16:20,23 respect (4) 6:14;9:2;10:19; 15:14 responsible (3) 10:11;11:9,11 resubmit (1) 12:11 review (2) 15:24;17:22 right (3) 4:25;7:8;10:7 risk (3) 15:14,17;17:3 room (1) 4:17 rules (1) 4:14 running (1) 8:2	6:6;7:15;12:12; 15:14 San (13) 5:16,16,18,20,22, 22,24;6:18;7:1;16:6, 10,18,22 scale (1) 9:21 school (4) 5:13,14,15,19 Sean (3) 7:14,16,21 Sears (1) 12:22 seeking (1) 10:15 Seems (1) 14:9 seismic (4) 15:15,18;16:5,7 seismically (1) 16:12 seismically-active (1) 16:19 sending (1) 19:17 serves (1) 9:20 seven (3) 13:19,24;14:3 several (4) 11:20;13:19,20; 19:19 shakes (1) 4:22 shelter (3) 8:2;19:17,20 Shore (6) 4:9;7:23;8:7;9:2; 15:2;20:3 signature (1) 20:13 similar (1) 8:14 Simon (11) 7:5,15,21,22;8:6, 21;9:2,9,20;10:10,14 six (4) 13:11,18,23;17:14 six-million-dollar (1) 6:19 skirt (1) 10:15 somebody (1) 11:4 someone (1) 9:23 sometime (2) 7:6;11:19 sorry (1) 19:2 sort (1) 8:11	Southern (1) 5:15 SPCA (1) 5:24 speak (3) 7:23;8:3,24 specifics (1) 8:19 spell (1) 5:4 spoke (1) 8:6 stands (2) 14:19,20 started (9) 5:24;6:2,5,7,7,9, 11;12:23;13:6 starting (1) 5:13 state (3) 5:1,16,18 stepping (1) 19:21 Stickney (1) 11:1 structures (2) 16:20,24 studies (2) 5:17,19 subdivision (13) 10:6,16;13:5,15; 15:3,16,21,22;17:1,7, 21,23;18:7 subdivisions (10) 7:2;12:24,25;13:9, 24,25;14:8,10;15:10; 18:12 subject (1) 14:12 submitted (3) 7:7;10:24;11:19 superiors (1) 11:8 suppose (1) 11:19 supposed (1) 19:24 Sure (7) 4:20;8:18;9:4; 10:12;14:24;17:14; 18:23 surprised (1) 16:5 sworn (1) 4:2	terms (4) 8:14;9:21;19:23; 20:7 terribly (1) 19:23 testified (1) 4:3 testify (1) 4:2 though (1) 7:10 thought (2) 9:17,22 three (4) 6:12;14:2;17:8; 18:2 three-mile (1) 18:13 times (1) 9:4 today (1) 4:12 told (1) 11:14 took (2) 11:4;12:22 top (3) 8:18;18:1;19:4 total (1) 14:3 tough (1) 13:14 Tracy (1) 12:22 transcript (1) 4:23 transition (1) 11:3 transitioned (1) 6:12 truth (3) 4:2,3,3 try (1) 9:11 trying (1) 14:1 two (3) 6:8;8:1;16:4 two-and-a-half (3) 13:11,12;16:3 two-and-a-half-year (1) 13:17 type (1) 9:10 types (1) 9:19	University (3) 5:16,18,20 up (6) 10:5;11:14;16:5,8, 9;19:21 upon (4) 4:4;15:5,17;17:2 urban (1) 5:19 use (4) 4:16;6:17,21,22 used (1) 12:8 USF (1) 5:19 ushering (2) 11:9,12 usually (2) 13:22;14:2
				V
				valley (1) 7:18 various (1) 5:21 verbalize (1) 4:22 vicinity (1) 17:13 vision (1) 7:22
				W
				Warren (2) 17:17;18:16 way (3) 10:15,17;20:6 weeks (1) 6:8 whatnot (1) 12:13 Where'd (1) 5:13 whole (2) 4:3;16:2 who's (1) 9:23 Why'd (1) 19:12 William (1) 6:20 within (5) 17:8,12;18:2,2,13 WITNESS (2) 20:11,12 work (12) 6:5,21,22;7:1;9:14, 21,23;10:2;12:3,17; 16:1;18:6 worked (14) 5:21;6:1,3,18,23,
S Saddlehorn (1) 14:21 same (4)		T tenure (4) 15:4,16;16:25; 18:22 Terance (1) 4:7	U ultimately (1) 18:21 unfortunately (1) 19:6	

25;8:9;9:15;12:24,
25;13:9;17:24;18:16,
22
working (4)
5:25;6:9;9:19;
12:23
workload (1)
11:3
wow (1)
16:8
WPA (2)
17:9;18:14
writer (1)
6:9
writing (1)
6:13
wrong (1)
14:15

Y

year (5)
5:19;14:4,5,6;16:3
years (4)
8:1;13:11,12;16:3

Y900

